

Exhibit KK

HUD-1 UNIFORM SETTLEMENT STATEMENT

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OMB No. 2502-0265 (Exp. 12-31-88)

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Infinity Title Agency, Inc.		SETTLEMENT STATEMENT	
B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 3. <input checked="" type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA		6. File Number: 22425	7. Loan Number: 3843
2. <input type="checkbox"/> FmHA 5. <input type="checkbox"/> CONV. INS.		8. Mortgage Insurance Case Number: N/A	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. NOTE: TIN = Taxpayer's Identification Number			
D. NAME AND ADDRESS OF BORROWER: Frank J. Reed III Christina A. Reed 11617 Cobblestone Landing Court Glen Allen, Virginia 23059	E. NAME, ADDRESS AND TIN OF SELLER: Steward R. Maines Company 512 Camden Avenue Moorestown, NJ 08057	F. NAME AND ADDRESS OF LENDER: Metrocities Mortgage, LLC ISAOA 15301 Ventura Blvd., Suite D300 Sherman Oaks, CA 91403	
G. PROPERTY LOCATION: 817 Matlack Drive Moorestown, NJ 08057 Block: 3803 Lot: 2	H. SETTLEMENT AGENT: NAME, ADDRESS AND TIN: Stacie Jones PLACE OF SETTLEMENT: Infinity Title Agency, Inc. 33 East Main Street, Unit 2 Moorestown, NJ 08057		I. SETTLEMENT DATE: 05/31/2006 DISBURSEMENT DATE: 05/31/2006

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price:	\$1,571,619.00	401. Contract sales price:	\$1,571,619.00
102. Personal property:		402. Personal property:	
103. Settlement charges to borrower (1400)	\$33,580.27	403.	
104. Reimburse Survey	\$500.00	404. Reimburse Survey	\$500.00
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes: 04/28/2006 to 06/30/2006	\$214.53	406. City/town taxes: 04/28/2006 to 06/30/2006	\$214.53
107. County taxes:		407. County taxes:	
108. Assessments:		408. Assessments:	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	\$1,605,913.80	420. GROSS AMOUNT DUE TO SELLER	\$1,572,333.53

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	\$224,816.42	501. Excess deposit (see instructions)	\$224,816.42
202. Principal amount of new loan(s)	\$1,000,000.00	502. Settlement charges to seller (1400)	\$76,204.37
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Proceeds 2nd Mortgage	\$411,947.00	504. Payoff:	
205.		505. Payoff 2nd:	
206.		506. Express Payoff: Infinity Title Agency, Inc.	
207.		507. Mechling Builders	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes:		510. City/town taxes:	
211. County taxes:		511. County taxes:	
212. Assessments:		512. Assessments:	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	\$1,636,763.42	520. TOTAL REDUCTION IN AMOUNT DUE SELLER	\$301,020.79

300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from borrower (line 120)	\$1,605,913.80	601. Gross amount due to seller (line 420)	\$1,572,333.53
302. Less amounts paid by/for borrower (line 220)	\$1,636,763.42	602. Less reduction in amount due seller (line 520)	\$301,020.79
303. CASH <input type="checkbox"/> from <input checked="" type="checkbox"/> to BORROWER	\$30,849.62	603. CASH <input checked="" type="checkbox"/> to <input type="checkbox"/> from SELLER	\$1,271,312.74

SUBSTITUTE FORM 1099 SELLER STATEMENT

The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. If this real estate is your principal residence, file Form 2119, *Sale or Exchange of Principal Residence*, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 and/or Schedule D (Form 1040). You are required to provide the Settlement Agent (named above) with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.



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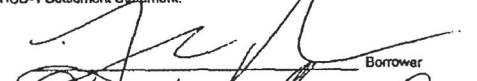
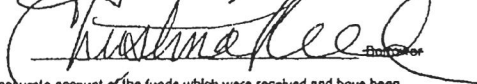
HUD-1

L. SETTLEMENT CHARGES		
700. TOTAL BROKER'S/		
Division of Commission (line 700) as follows:		
701. \$59400.00 to: BT Edgar		
702 \$.00 to:		
703. Commission paid at Settlement		\$59,400.00
704.		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee: .875% Metrocities Mortgage, LLC	\$8,750.00	
802. Loan Discount: %		
803. Appraisal Fee: Elzey and Son	\$650.00	
804. Credit Report:		
805. Tax Service Fee: Metrocities Mortgage, LLC	\$79.00	
806. Underwriting Review Fee: Metrocities Mortgage, LLC	\$495.00	
807. Commitment Fee:		
808. Application Fee:		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. *Interest: From 05/31/2006 To 06/01/2006 @ \$177.08 /day	\$177.08	
902. *Mortgage Insurance Premium:		
903. Hazard Insurance Premium: Braddock Agency, Inc.	\$2,500.00	
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard Insurance:		
1002. Mortgage Insurance:		
1003. City property taxes:		
1004. County property taxes:		
1005. Annual assessments:		
1006. Aggregate Adjustment		
1007.		
1008.		
1100. TITLE CHARGES		
1101. Settlement or closing fee: Infinity Title Agency, Inc.	\$300.00	
1102. Abstract or title search:		
1103. Title examination:		
1104. Title Insurance binder:		
1105. Document preparation:		
1106. Notary fees: Stacie Jones	\$25.00	
1107. Attorney's fees:		
Includes above item numbers:		
1108. Title Insurance: Infinity Title Agency, Inc.	\$4,508.00	
Includes above item numbers:		
1109. Lender's coverage: \$1,000,000.00		
1110. Owner's coverage: \$1,571,619.00		
1111. electronic package: Infinity Title Agency, Inc.	\$25.00	
1112. express package to Lender: Infinity Title Agency, Inc.	\$20.00	
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording fees: Deed\$80.00 Mortgage\$230.00 Release\$0.00	\$310.00	\$0.00
1202. County transfer tax: Clerk of Burlington County	\$15,716.19	\$16,496.20
1203. Notice of Settlement: Infinity Title Agency, Inc.	\$25.00	
1204. PSEG		
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey:		
1302. Pest inspection:		
1303. 2nd 1/4 Land Only Taxes: Moorestown Township		\$308.17
1304.		
1305.		
1306.		
1307. All Added Assessment for Taxes are responsibility of Buyer from COdate		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	\$33,580.27	\$76,204.37

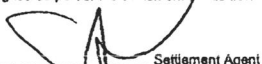
CERTIFICATION

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.


 Seller

 Seller


 Borrower

 Borrower

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


 Settlement Agent

Date


WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. (9603-1)

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HUD-1 UNIFORM SETTLEMENT STATEMENT

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OMB No. 2502-0285 (Exp. 12-31-88)

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Infinity Title Agency, Inc.		SETTLEMENT STATEMENT	
B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 3. <input checked="" type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 2. <input type="checkbox"/> FmHA 5. <input type="checkbox"/> CONV. INS.		6. File Number: 22425a	7. Loan Number: 6571
8. Mortgage Insurance Case Number: N/A			
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. NOTE: TIN = Taxpayer's Identification Number			
D. NAME AND ADDRESS OF BORROWER: Frank J. Reed III and Christina A. Reed 817 Mallack Drive Moorestown, NJ 08057		E. NAME, ADDRESS AND TIN OF SELLER: Steward R. Maines Company 512 Camden Avenue Moorestown, NJ 08057	
F. NAME AND ADDRESS OF LENDER: Metrocities Mortgage, LLC ISAOA 15301 Ventura Blvd, Suite D300 Sherman Oaks, CA 91403			
G. PROPERTY LOCATION: Block 3803, Lot 2 817 Mallack Drive Moorestown, New Jersey 08057		H. SETTLEMENT AGENT: NAME, ADDRESS AND TIN: Stacie Jones Infinity Title Agency, Inc. 	
PLACE OF SETTLEMENT: Infinity Title Agency, Inc. 33 East Main Street, Unit 2 Moorestown, NJ 08057		I. SETTLEMENT DATE: 05/31/2006 DISBURSEMENT DATE: 05/31/2006	

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price:		401. Contract sales price:	
102. Personal property:		402. Personal property:	
103. Settlement charges to borrower (1400)	\$2,453.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes:	\$0.00	406. City/town taxes:	\$0.00
107. County taxes:		407. County taxes:	
108. Assessments:		408. Assessments:	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	\$2,453.00	420. GROSS AMOUNT DUE TO SELLER	\$0.00

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$414,400.00	502. Settlement charges to seller (1400)	\$0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff:	
205.		505. Payoff 2nd:	
206.		506. Express Payoff: Infinity Title Agency, Inc.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes:		510. City/town taxes:	
211. County taxes:		511. County taxes:	
212. Assessments:		512. Assessments:	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	\$414,400.00	520. TOTAL REDUCTION IN AMOUNT DUE SELLER	\$0.00

300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from borrower (line 120)	\$2,453.00	601. Gross amount due to seller (line 420)	\$0.00
302. Less amounts paid by/for borrower (line 220)	\$414,400.00	602. Less reduction in amount due seller (line 520)	\$0.00
303. CASH <input type="checkbox"/> from <input checked="" type="checkbox"/> to BORROWER	\$411,947.00	603. CASH <input checked="" type="checkbox"/> to <input type="checkbox"/> from SELLER	\$0.00

SUBSTITUTE FORM 1099 SELLER STATEMENT

The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. If this real estate is your principal residence, file Form 2119, *Sale or Exchange of Principal Residence*, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, *Form 6252 and/or Schedule D (Form 1040)*. You are required to provide the Settlement Agent (named above) with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

L. SETTLEMENT CHARGES		
	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL BROKER'S/		
Division of Commission (line 700) as follows:		
701.		
702.		
703. Commission paid at Settlement		
704.		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee: .375% Metrocities Mortgage, LLC	\$1,554.00	
802. Loan Discount: %		
803. Appraisal Fee:		
804. Credit Report:		
805. Tax Service Fee:	\$79.00	
806. Underwriting Review Fee: Metrocities Mortgage, LLC	\$495.00	
807. Commitment Fee:		
808. Application Fee:		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest: From 05/31/2006 To 06/01/2006 @ \$128.94 /day		
902. Mortgage Insurance Premium:		
903. Hazard Insurance Premium:		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard Insurance:		
1002. Mortgage Insurance:		
1003. City property taxes:		
1004. County property taxes:		
1005. Annual assessments:		
1006. Aggregate Adjustment		
1007.		
1008.		
1100. TITLE CHARGES		
1101. Settlement or closing fee: Infinity Title Agency, Inc.		
1102. Abstract or title search:		
1103. Title examination:		
1104. Title Insurance binder:		
1105. Document preparation:		
1106. Notary fees:		
1107. Attorney's fees:		
Includes above item numbers:		
1108. Title Insurance: Infinity Title Agency, Inc.	\$100.00	
Includes above item numbers:		
1109. Lender's coverage: \$414,000.00		
1110. Owner's coverage: \$		
1111. electronic package: Infinity Title Agency, Inc.	\$25.00	
1112. express package: Infinity Title Agency, Inc.	\$20.00	
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording fees: Deed\$0.00 Mortgage\$180.00 Release\$0.00	\$180.00	
1202. County transfer tax:	\$0.00	\$0.00
1203. Notice of Settlement: Infinity Title Agency, Inc.		
1204.		
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey:		
1302. Pest Inspection:		
1303.		
1304.		
1305.		
1306.		
1307.		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	\$2,453.00	\$0.00

CERTIFICATION

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Seller

Borrower

Seller

Borrower

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Settlement Agent

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. (9803-1)

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